

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS HELD ON TUESDAY, FEBRUARY 22, 2005, AT 6:59 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 6:59 p.m.

II. INVOCATION

Pastor Larry Brazier, Morning Star Christian Church, gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem/Vice Chairman Dutrey led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz and Raft; City Manager/Executive Director McDougal; Director of Administrative Services Starr; Director of Redevelopment/Public Works Staats; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Jackson

Absent: Council Member/Director Ruh (excused)

V. PRESENTATIONS

A. Introduction of New Employee

Mayor Eaton introduced **Mr. Thomas Alvillar**, who was appointed to the position of Maintenance Worker effective February 7, 2005. He noted Maintenance Worker Alvillar previously worked in landscaping for five years.

Mayor Eaton welcomed Maintenance Worker Alvillar to the Montclair City family and presented him with a City pin.

VI. PUBLIC COMMENT - None

VII. PUBLIC HEARINGS

A. Projects and Prioritization of Funding for the Fiscal Year 2005-06 Community Development Block Grant Program

Mayor Eaton declared it the time and place set for public hearing related to projects and prioritization of funding for the Fiscal Year 2005-06 Community Development Block Grant (CDBG) Program and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Council Member Paulitz asked if this item relates to CDBG funding for the current or next federal fiscal year.

Director of Community Development Clark responded that the allocation would be derived from the existing budget and becomes available July 1. He added that the program might be reduced or possibly eliminated entirely from the new budget.

Mayor Pro Tem Dutrey inquired as follows:

1. What would be the disposition of the City's projects and services should the CDBG program be eliminated?

Director of Community Development Clark advised there is a possibility that a new block grant might be established under a different federal agency, noting the likelihood of a reduction in funding.

2. How much has been earmarked for Foundation Area 11 to date?

Director of Community Development Clark responded that approximately \$900,000 has been allocated including the \$101,000 proposed this evening.

Discussion centered on the status of implementation of the second phase of the Foundation Area 11 improvements.

Mayor Pro Tem Dutrey inquired as to the boundaries of Foundation Area 12.

Director of Community Development Clark replied that the area is bounded by Lehigh and Kimberley Streets and Bandera and Kingsley Avenues.

Discussion took place on the \$100,000 earmarked for Foundation Area 12 thus far, including the \$50,000 proposed this evening, and the status of Foundation Area 12 property owner organization.

At 7:09 p.m., Council Member Raft left the dais.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Paulitz to approve the following CDBG projects and funding levels for Fiscal Year 2005-06:

Code Enforcement Program	\$ 38,000
Foundation Area 11	101,000
Foundation Area 12	50,000
Saratoga Park Improvements	65,000
Reeder Heritage Foundation	50,000
Graffiti Abatement Program	40,000*
Montclair Golden Xpress	7,000*
House of Ruth	\$ <u>5,000*</u>
TOTAL	<u>\$ 356,000</u>

*Total public service projects: \$52,000

Motion carried as follows

AYES: Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: Raft
ABSENT: Ruh

At 7:10 p.m., Council Member Raft returned to the dais.

B. Approval of Tentative Tract Map No. 17207 for a Nine-Lot Residential Subdivision at 9606 Helena Avenue

Mayor Eaton declared it the time and place set for public hearing to consider approval of Tentative Tract Map No. 17207 related to development of a nine-lot residential subdivision at 9606 Helena Avenue and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Mayor Pro Tem Dutrey noted his initial skepticism about the high-density residential development proposed for the subject one-acre parcel, which was alleviated after he viewed the site and spoke with staff about the circumstances surrounding adoption of Specific Plan No. 80-2 in 1980 related to the site and the potential

for future development and improvement of two nearby sites. He spoke in support of the item.

City Manager McDougal asked City Attorney Robbins about the possibility of Council Member Raft having a conflict of interest on this item because of the location of her residence.

Council Member Raft indicated she consulted with City Attorney Robbins concerning the possibility and advised there is no conflict of interest.

Council Member Raft inquired as to the prices of the new homes.

Director of Community Development Clark responded that the developer hopes to sell the homes "in the range of \$450,000."

Council Member Paulitz expressed his understanding there is a minimum lot size in small-lot developments.

Director of Community Development Clark advised that the site is governed by a Specific Plan that serves to meld R-1 and R-2 standards, resulting in a higher density and slightly smaller lot sizes.

Council Member Paulitz received clarification that existing housing at the site includes a mix of attached rental units and single-family homes, that the proposed development's private driveway "hammerhead" westerly terminus design would accommodate a three-point turn of a fire truck, and that the development would have a private street and would function under condominium standards related to maintenance and ownership of common areas.

Mayor Pro Tem Dutrey asked if there are any other similar Specific Plans of this scope in the City.

Director of Community Development Clark responded there is a small Specific Plan on Vernon Court near Holt Boulevard.

Discussion centered on the engineering involved in connecting Vernon Court to Bandera Street.

Moved by Council Member Paulitz, seconded by Mayor Pro Tem Dutrey, and carried that the City Council approve Tentative Tract Map No. 17207 for development of a nine-lot subdivision at 9606 Helena Avenue, subject to the 34 conditions of approval contained in the agenda report on this item.

C. **Second Reading - Adoption of Ordinance No. 05-856 Approving a Zone Change to the Montclair Municipal Code From "C-2" (Restricted Commercial) to "R-1(SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 7.82 Acres on the South Side of Mission Boulevard Between Ramona and Monte Vista Avenues**

Mayor Eaton declared it the time and place set for public hearing to consider the second reading of Ordinance No. 05-856 approving a zone change to the Montclair Municipal Code from "C-2" (Restricted Commercial) to "R-1(SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 7.82 acres on the south side of Mission Boulevard between Ramona and Monte Vista Avenues and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Council Member Paulitz received clarification as to the exact area on the south side of Mission Boulevard proposed to be rezoned.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Raft that Ordinance No. 05-856, entitled **"An Ordinance of the City Council of the City of Montclair Approving a Zone Change to the Montclair Municipal Code From 'C-2' (Restricted Commercial) to 'R-1(SL)' (Single-Family Residential Small-Lot Detached Housing Overlay) for 7.82-Acres on the South Side of Mission Boulevard Between Ramona and Monte Vista Avenues,"** be read by title and number only, further reading be waived, and this be declared its second reading.

The City Council waived the reading of the Ordinance.

Second Reading of Ordinance No. 05-856 was adopted by the following ROLL CALL vote:

AYES: Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: Ruh

VIII. CONSENT CALENDAR

Council Member Paulitz requested that Item B-3 be removed from the Consent Calendar for comment.

Moved by Council Member/Director Paulitz, seconded by Mayor Pro Tem/Vice Chairman Dutrey, and carried to approve the following Consent Items as presented:

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of February 7, 2005

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Regular Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of February 7, 2005.

B. Administrative Reports

1. Setting a Public Hearing to Consider the Following:

Ordinance No. 05-858, an Ordinance of the City Council of the City of Montclair Extending the Time Limits With Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. I

Ordinance No. 05-859, an Ordinance of the City Council of the City of Montclair Extending the Time Limits With Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. III

Ordinance No. 05-860, an Ordinance of the City Council of the City of Montclair Extending the Time Limits With Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. IV

Ordinance No. 05-861, an Ordinance of the City Council of the City of Montclair Extending the Time Limits With Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. V

The City Council set a public hearing for Monday, March 7, 2005, at 7:00 p.m. in the City Council Chambers to consider the following:

- (a) Ordinance No. 05-858, an Ordinance of the City Council of the City of Montclair extending the time limits with respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. I.
- (b) Ordinance No. 05-859, an Ordinance of the City Council of the City of Montclair extending the time limits with respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. III.

- (c) Ordinance No. 05-860, an Ordinance of the City Council of the City of Montclair extending the time limits with respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. IV.
- (d) Ordinance No. 05-861, an Ordinance of the City Council of the City of Montclair extending the time limits with respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. V.

2. Redevelopment Agency Board of Directors' Setting a Public Hearing Regarding *Agreement No. 05-15*, a *Lease Agreement* by and Between the City of Montclair Redevelopment Agency and Ontario Nissan, Inc., Concerning a Portion of Freedom Plaza Park

The Redevelopment Agency Board set a public hearing for Monday, March 21, 2005, at 7:00 p.m. in the City Council Chambers regarding *Agreement No. 05-15*, a *Lease Agreement* by and between the City of Montclair Redevelopment Agency and Ontario Nissan, Inc., concerning a portion of Freedom Plaza Park.

4. Approval of Parcel Merger No. 2005-1 for Two Parcels Located at 9385 Monte Vista Avenue at the Montclair Plaza

The City Council approved Parcel Merger No. 2005-1 to merge the existing Bally's Total Fitness parcel with an adjacent parcel to accommodate expansion of the Montclair Plaza facility located at 9385 Monte Vista Avenue.

5. Authorization to Purchase Motorola Emergency Radio Communications Equipment From ComSerCo, Inc.

Authorization of a \$23,116.60 Appropriation From the Contingency Account for Purchase of Motorola Emergency Radio Communications Equipment

The City Council authorized the following actions:

- (a) Purchase of Motorola emergency radio communications equipment from ComSerCo, Inc.
- (b) That \$21,116.60 be appropriated from the Contingency Account for Purchase of Motorola emergency radio communications equipment.

6. Declaring the 1985 JCB Backhoe (ID No. 315983) as Surplus and That It be Used as a Trade-In Toward Acquisition of One Case 580 M Backhoe From D-3 Equipment Company, Fontana

The City Council declared the 1985 JCB backhoe (ID No. 315983) as surplus and that it be used as a trade-in toward acquisition of one Case 580 M backhoe from D-3 Equipment Company, Fontana.

7. Approval of Filing of *Notice of Completion*, Reduction of *Faithful Performance Bond* to 10 Percent, and Six-Month Retention of *Payment Bond* Related to Completion of the Traffic Signal Modifications at Holt Boulevard and Vernon Avenue Project

The City Council approved the following actions related to completion of the Traffic Signal Modifications at Holt Boulevard and Vernon Avenue Project:

- (a) The filing of a *Notice of Completion* with the Office of the San Bernardino County Recorder.
- (b) Reduction of the *Faithful Performance Bond* to 10 percent.
- (c) Retention of the *Payment Bond* for six months.

8. "No Action" on Alcoholic Beverage Permit Application – Fiesta Mexicana Restaurant

The City Council voted "No action" on the "On-Sale Beer and Wine" license application of Mr. Abel Diaz for Fiesta Mexicana Restaurant, 5615 Holt Boulevard, Montclair, California.

9. "No Action" on Alcoholic Beverage Permit Application – Foothill Sizzlers Enterprises

The City Council voted "No action" on the "On-Sale Beer and Wine" license application of Mirza Baig for Foothill Sizzlers Restaurant, 5660 Holt Boulevard, Montclair, California.

10. "No Action" on Alcoholic Beverage Permit Application – Foxy's Sports Bar

The City Council voted "No action" on the "On-Sale General" license application of Mr. Carlos J. Remis, President, for Foxy's Sports Bar, 5363 Arrow Highway, Montclair, California.

11. "No Action" on Alcoholic Beverage Permit Application – La Jarocho Bar

The City Council voted "No action" on the "On-Sale Beer and Wine" license application of Ms. Ana Maria Aguilar for La Jarocho Bar, 5461 Holt Boulevard, Suites A and C, Montclair, California.

12. "No Action" on Alcoholic Beverage Permit Application – Three Anas Mexican Restaurant

The City Council voted "No action" on the "On-Sale Beer and Wine" license application of Ms. Lucila Rojas for Three Anas Mexican Restaurant, 8980 Benson Avenue, Suite F, Montclair, California.

13. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending January 31, 2005.

14. Approval of City Warrant Register and Payroll Documentation

The City Council approved the Warrant Register dated February 22, 2005, totaling \$925,468.10 and the Payroll Documentation dated January 9, 2005, amounting to \$491,466.31, with \$335,941.74 being the total cash disbursement.

15. Receiving and Filing of Agency Treasurer's Report

The Redevelopment Agency Board received and filed the Redevelopment Agency Treasurer's Report for the month ending January 31, 2005.

16. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 1/01/05-1/31/05 in the amounts of \$1,579.15 for Project I; \$173.75 for Project II; \$35,683.26 for Project III; \$30,790.11 for Project IV; and \$69,582.85 for Project V.

17. Receiving and Filing of Montclair Housing Corporation Treasurer's Report

The Montclair Housing Corporation (MHC) Board received and filed the MHC Treasurer's Report for the month ending January 31, 2005.

18. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 1/01/05-1/31/05 in the amount of \$6,606.02.

C. Agreements

1. Approval of Agreement No. 05-12 With Mt. San Antonio College Exercise Science and Wellness Center to Provide a Comprehensive Fitness Program for the Fire Department

The City Council approved *Agreement No. 05-12* with Mt. San Antonio College Exercise Science and Wellness Center to provide a comprehensive fitness program for the Fire Department.

2. Award of Contract to Econolite Traffic Engineering and Maintenance, Inc., in the Amount of \$21,720

Approval of Agreement No. 05-14 With Econolite Traffic Engineering and Maintenance, Inc., for the Pedestrian Signal Head Replacement Project

Authorization of a \$2,500 Construction Contingency

The City Council took the following actions related to the Pedestrian Signal Head Replacement Project:

- (a) Awarded a contract to Econolite Traffic Engineering and Maintenance, Inc., in the amount of \$21,720.
- (b) Approved *Agreement No. 05-10* with Econolite Traffic Engineering and Maintenance, Inc.
- (c) Authorized a \$2,500 construction contingency.

3. Redevelopment Agency Board of Directors' Approval of Agreement Nos. 05-16 Through 05-22, Rehabilitation Grant Agreements by and Between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program (E-HIP) Participants

The Redevelopment Agency Board approved *Agreement Nos. 05-16* through *05-22, Rehabilitation Grant Agreements* by and between the City of Montclair Redevelopment Agency and the seven E-HIP participants listed on Exhibit A to the agenda report on this item.

4. Approval of Agreement No. 05-23 With David Evans and Associates for Design of Neighborhood Landscaping Improvements for Foundation Area 11

Authorization of \$7,500 Design Contingency

The City Council took the following actions:

- (a) Approved *Agreement No. 05-23* with David Evans and Associates for design of neighborhood landscaping improvements for Foundation Area 11.
- (b) Authorized a \$7,500 design contingency for the project.

5. Approval of *Agreement No. 05-24* With R. Richard Fleener for Planning Services

The City Council approved *Agreement No. 05-24* with R. Richard Fleener for planning services.

6. Approval of *Agreement No. 05-25-I-62*, an *Irrevocable Annexation Agreement* With Tony Tang and Betty Yu Tang for 5511 Mission Boulevard

The City Council approved *Agreement No. 05-25-I-62*, an *Irrevocable Annexation Agreement* with Tony Tang and Betty Yu Tang for connection of their proposed commercial complex to be developed at 5511 Mission Boulevard to the City Sewer System, noting the County of San Bernardino will be requested to require the Tangs to complete all typical off-site improvements, such as installation of curb, gutter, sidewalk, and streetlights, and undergrounding of utilities through the Mission Boulevard property frontage.

D. Resolutions

1. Adoption of Resolution No. 05-2569 Rescinding Resolution No. 04-2543 Designating Restricted Parking on Public Streets and Alleyways

The City Council adopted Resolution No. 05-2569 rescinding Resolution No. 04-2543 designating restricted parking on streets and alleyways.

2. Adoption of Resolution No. 05-2570 Determining the Amount of Property Tax Revenue to be Exchanged Between the County of San Bernardino and the City of Montclair Resulting From the Jurisdictional Change Described in Local Agency Formation Commission 2980 (Annexation No. 25)

The City Council adopted Resolution No. 05-2570 determining the amount of property tax revenue to be

exchanged between the County of San Bernardino and the City of Montclair resulting from the jurisdictional change described in Local Agency Formation Commission 2980 (Annexation No. 25).

IX. PULLED CONSENT CALENDAR ITEMS

B. Administrative Reports

3. Acceptance of Housing Improvement Task Force *Action Plan 2005* and Authorization for Staff to Continue the Course of Actions Described Therein

Noting the Public Works Committee has been approached several times to remove the parking restriction on the south side of Bandera Street between Monte Vista and Ramona Avenues (in front of the single-family homes), Council Member Paulitz advised that staff has studied the overflow parking issue at the subject site. He read the following two paragraphs from page 15 of *Action Plan 2005*, which is entered into the record as follows:

Another scenario that may also follow such escalating property values and rents is the slumlord that simply raises rents and pockets the increased profits. He makes no improvements. With tenants unable to afford the higher rents, he overlooks overcrowding as additional tenants move in to share costs. Such actions can rapidly deteriorate a building and blight a neighborhood while making a slumlord rich.

The Task Force will remain alert in 2005 for the first signs of such neglect in Montclair and its Foundation Areas. This further demonstrates the Task Force's need to continue to expand from its roots as a group dedicated to improving Montclair's multifamily neighborhoods to including the need to expand availability of lower cost housing opportunities for lower income residents.

Council Member Paulitz pointed out that the Helena Gardens apartments located east of the subject site do not have a parking shortage. He suggested the Housing Improvement Task Force meet with the Cobblestone Village property

owners association prior to the next Public Works Committee meeting to determine the number of registered vehicle owners who reside in those apartments before deciding to remove the parking restriction for the single-family homeowners.

Council Member Paulitz expressed his opinion that the *Action Plan 2005* report is very well done.

Mayor Pro Tem Dutrey noted reviewing an item in the agenda and minutes of the January 20, 2005 Public Works Committee meeting related to a property owner and manager of Cobblestone Village requesting removal of the parking restriction in the subject area. He spoke on behalf of the rights of the single-family homeowners to have either an unblocked view in front of their residences or available parking in front of their homes for guests. He suggested the homeowners be surveyed related to the potential removal of the parking restriction.

Mayor Pro Tem Dutrey asked if any new Foundation Areas would be developed in the City.

Director of Community Development Clark answered, "No, we haven't identified a Foundation Area 13 at this point."

Council Member Paulitz emphasized that the City has been working on the issue of multifamily neighborhood improvements for approximately 20 years, and it is not his intention that a future Council should be burdened with the same related to any new multifamily developments approved by this Council. He noted he did recently support a nonprofit multifamily and senior housing development with hopes that it is a success, though he would not support further individual owner multiplex developments.

Moved by Council Member Paulitz, seconded by Mayor Pro Tem Dutrey, and carried to accept Housing Improvement Task Force *Action Plan 2005* and authorize staff to continue the course of actions described therein.

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

Property: 10215 Central Avenue

Negotiating Parties: City of Montclair Redevelopment Agency and Ms. June Morrison

Negotiators: Director of Redevelopment/Public Works Staats and Assistant Director of Redevelopment Caldwell

Under Negotiation: Recommendations Regarding Purchase Offer

2. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

<i>Properties:</i>	<i>Assessor's Parcel Nos.</i>	<i>Address</i>
	<i>1012-061-01</i>	<i>4433 Holt Boulevard, Montclair</i>
<i>Negotiating Parties:</i>	<i>City of Montclair Redevelopment Agency and Richard C. Hunsaker, Trustee for Hunsaker Family Trust 12/30/81</i>	
	<i>1012-062-11</i>	<i>10606-08 Ramona Avenue, Montclair</i>
	<i>1012-062-13</i>	<i>4461 Brooks Street, Montclair</i>
	<i>1012-062-14</i>	<i>10634-44 Ramona Avenue, Montclair</i>
<i>Negotiating Parties:</i>	<i>City of Montclair Redevelopment Agency and John and Henny V. Vanderzwaag Trust</i>	
	<i>1012-062-15</i>	<i>10654 Ramona Avenue, Montclair</i>
<i>Negotiating Parties:</i>	<i>City of Montclair Redevelopment Agency and Ramona Industrial Center - Cornelius and Wilhelmina Van Dam Family Limited Partnership</i>	
	<i>1012-151-27</i>	<i>10611 Ramona Avenue, Montclair</i>
	<i>1012-151-28</i>	<i>S/S Brooks Street, E/O Ramona Avenue</i>
<i>Negotiating Parties:</i>	<i>City of Montclair Redevelopment Agency and Jafam Corporation</i>	
	<i>1012-141-05</i>	<i>10807 Ramona Avenue, Montclair</i>

Negotiating Parties: City of Montclair Redevelopment Agency and Mr. Richard K. Stensgaard

*1012-141-07 4563 State Street
1012-141-08 "
1012-141-09 "*

Negotiating Parties: City of Montclair Redevelopment Agency and Heirs of Hampton F. and Claire E. Tedder

1012-072-09 10635 Ramona Avenue, Montclair

Negotiating Parties: City of Montclair Redevelopment Agency and per Kvalheim Trust and Gry Kvalheim Trust

Negotiators: Director of Redevelopment/Public Works Staats and City Engineer Hudson

Under Negotiation: Status Report and Recommendations Regarding Acquisition of Easements on Subject Properties in Conjunction With Ramona Avenue /Union Pacific Grade Separation Project

City Attorney/Agency Counsel Robbins requested a Joint Closed Session pursuant to Section 54956.8 of the Government Code regarding real property negotiations on the above matters.

3. City Attorney Robbins sadly noted the passing on Saturday, February 19, 2005, of her former colleague and former Montclair City Attorney Eugene A. Demchuk.

B. City Manager/Executive Director – No comments

C. Mayor/Chairman

1. Mayor/Chairman Eaton thanked staff and the Montclair Chamber of Commerce for their efforts to coordinate the State of the City Address/"Taste of Montclair" Luncheon on February 16, 2005. He expressed his opinion it was the best State of the City event ever held.

D. City Council/Agency Board

1. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He expressed his opinion that this year's State of the City Address/"Taste of Montclair" Luncheon was the best of all the cities he has attended, noting it certainly highlighted the City's professionalism. He thanked staff for a job well done and noted that next year will be the City's 50th anniversary.

- (b) He noted his participation two weeks ago with Council Member Ruh, City Manager McDougal, the presidents of the Montclair Fire Fighters Association and Montclair Police Officers Association, and representatives of the cities of San Bernardino, Ontario, and Rialto in meetings with state legislators to address the Governor's proposed reform plans. He noted the tension between party lines related to state budget, prevailing wage, and retirement issues. He noted the assurances received from legislators regarding protection of local funding pursuant to Proposition 1A.
- (c) He asked if an agenda item will be forthcoming related to inspection grading of retail food establishments.

City Manager McDougal advised that the item would be presented at the next meeting.

City Attorney Robbins noted she desires to address the matter further with County counsel.

E. Committee Meeting Minutes

1. Minutes of Personnel Committee Meeting of February 7, 2005

The City Council received and filed the Personnel Committee meeting minutes of February 7, 2005, for informational purposes.

XII. COUNCIL/AGENCY WORKSHOP

A. Update on New Police Facility

Moved by Council Member/Director Paulitz, seconded by Mayor Pro Tem/Vice Chairman Dutrey, and carried to continue this item to an adjourned joint meeting on Monday, March 7, 2005, at 5:45 p.m. in the City Council Chambers.

XIII. ADJOURNMENT OF MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

At 7:34 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors in memory of former City Attorney Eugene Demchuk.

At 7:34 p.m., the City Council/Redevelopment Agency Board went into Joint Closed Session regarding real property negotiations pursuant to Government Code Section 54956.8.

XIV. CLOSED SESSION ANNOUNCEMENTS

At 7:55 p.m., the City Council/Redevelopment Agency Board returned from Joint Closed Session. Mayor/Chairman Eaton announced the City Council/Redevelopment Agency Board met in Joint Closed Session regarding real property negotiations, information was received and direction given to staff, and no further announcements would be made at this time.

XV. ADJOURNMENT OF CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD OF DIRECTORS

At 7:56 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors in memory of former City Attorney Eugene Demchuk.

Submitted for City Council/Redevelopment Agency Board/Montclair Housing Corporation Board approval,

Yvonne L. Smith
Recording Secretary